

**AGENDA**



**Recommendation for Council Action**

Austin City Council	Item ID	75202	Agenda Number	<ITEM_OUTLINE>
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Meeting Date:	9/28/2017	Department:	Office of Real Estate Services
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Subject

Authorize negotiation and execution of an 84-month lease for approximately 59,494 square feet of office space for the Development Services Department and Austin Energy, at 5202 East Ben White Boulevard, in Austin, Travis County, Texas, from 5204 BEN WHITE 2017, LP, A TEXAS LIMITED PARTNERSHIP, in an amount not to exceed \$10,936,187.34 (District 3).

Amount and Source of Funding

Funding in the amount of \$734,909.66 is contingent upon approval of the proposed Fiscal Year 2017-2018 Operating Budget of the Development Services Department. Funding in the amount of \$692,351.40 is contingent upon approval of the proposed Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining 72 months of the original contract period is contingent upon available funding in future budgets.

Fiscal Note

A fiscal note is not required.

<b>Purchasing Language:</b>	
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<b>Prior Council Action:</b>	
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<b>For More Information:</b>	Rodney Gonzales, Development Services Department (512) 974-2313; Mark Dombroski, Austin Energy, (512) 322-6148; Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Megan Herron, Office of Real Estate Services, (512) 974-5649.
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<b>Council Committee, Boards and Commission Action:</b>	To be reviewed by the Electric Utility Commission on September 18, 2017.
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<b>MBE / WBE:</b>	
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<b>Related Items:</b>	
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Additional Backup Information

The Development Services Department ("DSD") and Austin Energy ("AE") are requesting approval to lease approximately 59,494 total square feet of office space located at 5202 East Ben White Boulevard.

DSD desires to relocate the Site and Subdivision inspection team, Environmental team, the Community Trees function, and the Map Sales function. These teams would be relocated from One Texas Center ("OTC") and St. Elmo Road as an interim measure due to lack of space availability at OTC. With this new lease space, the Site and Subdivisions inspection teams located at OTC and St. Elmo Road would be consolidated into the one location which will improve communication and service delivery for the teams.

With the relocation of the Map Sales function, DSD will have the necessary space to initiate the conversion of paper plans and documents into electronic records. This initiative will have the long-term benefit of reducing on-site and off-site storage and climate control costs, improve online accessibility both for staff and customers, and eliminate the risk of paper documents being damaged or worn out over time.

Through this interim relocation of teams, there will be space available at OTC for new DSD functions and staff while the new facility at the Highland Development is being developed. Once the new facility is completed, DSD will have the space to consolidate all teams as well as the review teams from other partner departments. When DSD moves to the new development, this lease space will provide office space for other City departments.

The proposed new DSD offices will be located on the first floor at 5202 East Ben White, and will be comprised of approximately 30,634 square feet of office space.

AE desires to relocate approximately 100 employees in its Utility Contact Center ("UCC") to the proposed lease space. The UCC is the primary interface between City of Austin utilities and residential and commercial customers. The UCC provides responsive, high-quality customer service including responding to customer inquiries, creating service orders, and setting up payment arrangements. AE and other City utilities are dedicated to serving customer needs in the most efficient manner possible, and consolidating UCC employees into one space will allow for proper workflow and amplified customer care services and customer account management for utility customers. Currently, UCC employees are working in temporary spaces, such as training rooms and conference rooms, at 721 Barton Springs (Town Lake Center), 811 Barton Springs, and 2500 Montopolis (System Control Center). The co-location of UCC staff will increase efficiency, facilitate collaboration, and concurrently clear space needed at the other facilities.

The proposed new UCC offices will be located directly above the proposed new DSD lease space on the second floor of the building at 5202 East Ben White, and will be comprised of approximately 28,860 square feet of office space.

The proposed lease of office space at 5202 East Ben White is approximately 59,494 total square feet. The proposed base rental rate for year one is \$18 per square foot, with annual escalations at \$0.50 per square foot. Annual operating expenses are estimated at \$5.99 per square foot, with projected annual 4% increases over the lease term.

Approximately 237 parking spaces are available to meet the needs of City employees and clients at no additional charge. The landlord shall provide a tenant improvement allowance of \$90.25 per square foot for a total amount of \$5,369,333.50.

The table below illustrates the annual rental costs for the lease space, plus estimated operating expenses such as janitorial, taxes and maintenance expenses over the term of the lease. In addition to the expenses charted below, each department will be responsible for payment of their own utility use, which would include electric, water and gas service through the lease term.

The lease rate is within market rate per a rent study conducted by a third-party appraiser. The Strategic Facilities Governance Team has reviewed and approved this request.

Austin Independent School District, Travis County and Austin Community College do not have office space available at this time.

**Development Services Department**

<b>Lease Term for 30,634 SF -</b>	<b>Annual Base Rent PSF X SF/YR</b>	<b>Annual Term Base Rent</b>	<b>Estimated Operating Expenses PSF</b>	<b>Estimated Annual OPEX</b>	<b>Annual Base Rent + Estimated OPEX</b>
<b>Year 1</b>	\$18.00	\$551,412.00	\$5.99	\$183,497.66	\$734,909.66
<b>Year 2</b>	\$18.50	\$566,729.00	\$6.23	\$190,849.82	\$757,578.82
<b>Year 3</b>	\$19.00	\$582,046.00	\$6.48	\$198,508.32	\$780,554.32
<b>Year 4</b>	\$19.50	\$597,363.00	\$6.74	\$206,473.16	\$803,836.16
<b>Year 5</b>	\$20.00	\$612,680.00	\$7.01	\$214,744.34	\$827,424.34
<b>Year 6</b>	\$20.50	\$627,997.00	\$7.29	\$223,321.86	\$851,318.86
<b>Year 7</b>	\$21.00	\$643,314.00	\$7.58	\$232,205.72	\$875,519.72
<b>Total Amount</b>					\$5,631,141.88

**Austin Energy**

<b>Lease Term for 28,860 SF -</b>	<b>Annual Base Rent PSF X SF/YR</b>	<b>Annual Term Base Rent</b>	<b>Estimated Operating Expenses PSF</b>	<b>Estimated Annual OPEX</b>	<b>Annual Base Rent + Estimated OPEX</b>
<b>Year 1</b>	\$18.00	\$519,480.00	\$5.99	\$172,871.40	\$692,351.40
<b>Year 2</b>	\$18.50	\$533,910.00	\$6.23	\$179,797.80	\$713,707.80
<b>Year 3</b>	\$19.00	\$548,340.00	\$6.48	\$187,012.80	\$735,352.80
<b>Year 4</b>	\$19.50	\$562,770.00	\$6.74	\$194,516.40	\$757,286.40
<b>Year 5</b>	\$20.00	\$577,200.00	\$7.01	\$202,308.86	\$779,508.86
<b>Year 6</b>	\$20.50	\$591,630.00	\$7.29	\$210,389.40	\$802,019.40
<b>Year 7</b>	\$21.00	\$606,060.00	\$7.58	\$218,758.80	\$824,818.80
<b>Total Amount</b>					\$5,305,045.46


Proposed New Lease of  
Office Space for  
Development Services Dept  
(~30,634 sf)  
& Austin Energy  
(~28,860 sf)  
at 5202 E Ben White Blvd

 5202 E Ben White Blvd  
2015 Aerial Imagery, City of Austin

City of Austin  
Real Estate Services

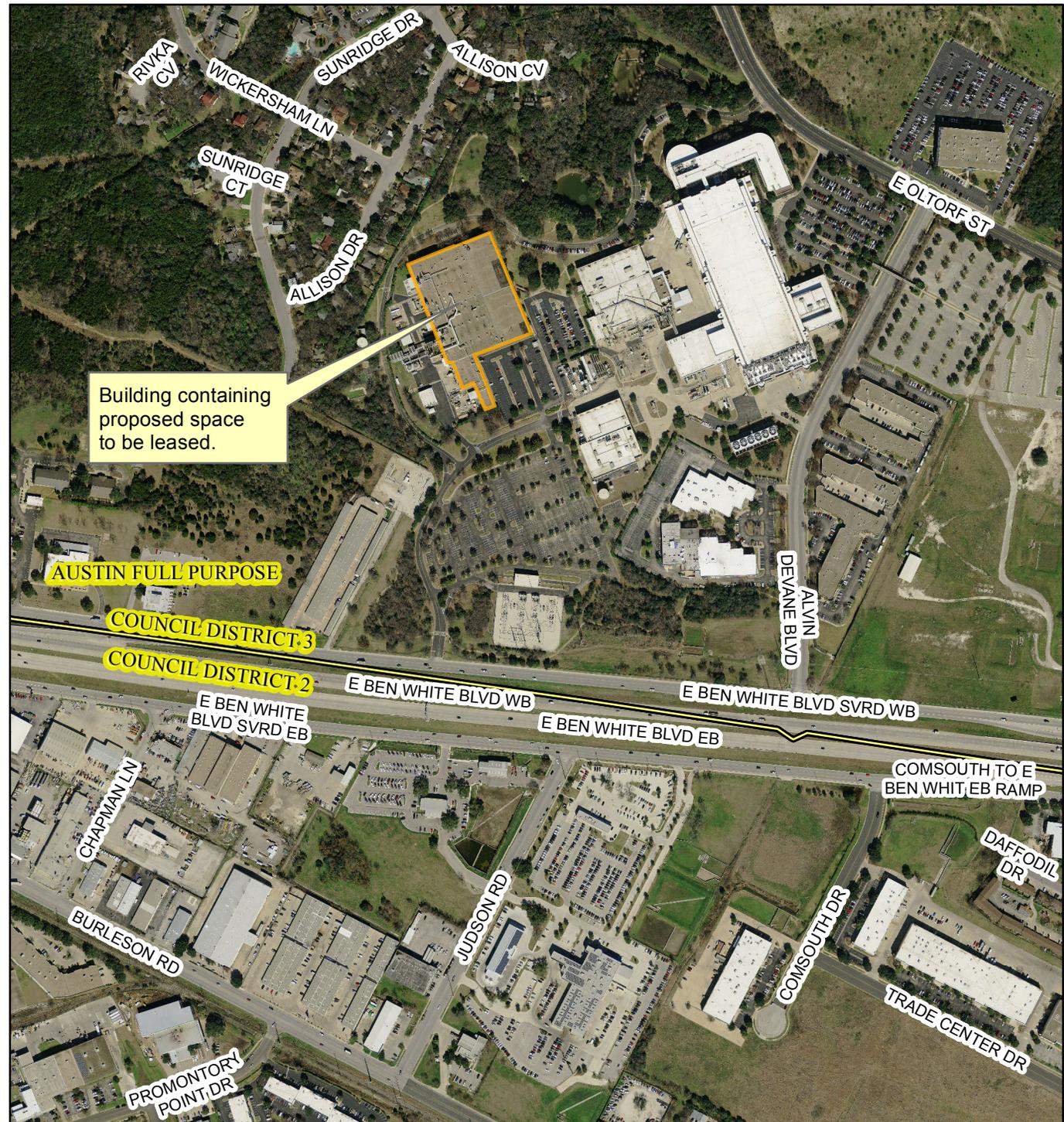


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Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Office of Real Estate Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Produced by CBoas, 8/16/2017



**RECOMMENDATION FOR COUNCIL ACTION****City Council Meeting Date**

September 28, 2017

**Posting Language**

Approve issuance of a rebate to the Texas Facilities Commission, for performing energy efficiency improvements at the Brown-Heatly Office Building located at 4900 N. Lamar Blvd., in an amount not to exceed \$113,798. (District 9)

**Lead Department**

Austin Energy

**Fiscal Note**

Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. A fiscal note is not required.

**Prior Council Action:****For More Information:**

Jeff Vice, Director, Local Government Relations (512) 322-6087; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.

**Council Committee, Boards and Commission Action:**

To be reviewed by the Electric Utility Commission on September 18, 2017 and by the Resource Management Commission on September 19, 2017.

**Additional Backup Information:**

Austin Energy requests authorization to issue a rebate to the Texas Facilities Commission, in an amount not to exceed \$113,798, for energy efficiency measures at the Brown-Heatly Office Building located at 4900 N. Lamar Blvd., in Council District 9.

The energy efficiency measures at the Brown-Heatly Office Building include: LED lighting retrofits, lighting controls, and frequency drives on pumps and fans. The estimated total cost of the measures is \$777,011. The rebate will cover 14.65% of the total cost.

The State's service contract, approved by City Council on December 8, 2016, provides for additional engineering and staff support from Austin Energy for the identification of actionable energy efficiency projects at State facilities that qualify under our incentive programs. Under that contract Austin Energy must identify at least \$300,000 in incentives each year.

These improvements are in accordance with Austin Energy's Commercial Rebate Program guidelines. The rebate program is one element of the comprehensive Austin Energy Resource, Generation and Climate Protection Plan to realize 1000 MW of energy efficiency and demand response by 2027. It is designed in part to reduce local air pollution through energy conservation, reduce peak demand, reduce the need to purchase additional generation and assist customers in reducing electric consumption.

The avoided kilowatt-hours (kWh) are estimated at 978,070 kWh per year, and represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions: 523.5 metric tons of Carbon Dioxide (CO<sub>2</sub>), 0.23 metric tons of Nitrogen Oxides (NO<sub>x</sub>), and 0.58 metric

tons of Sulfur Dioxide (SO<sub>2</sub>). The project savings is equivalent to an estimated 1,175,743 vehicle miles traveled, the removal of 100 cars from our roadways, or the planting of 13,453 trees or 673 acres of forest in Austin's parks.



## COMMERCIAL REBATE FACT SHEET

### Brown-Heatly Office Building

<b>Property Name</b>	Brown-Heatly Office Building			
<b>Customer Name</b>	Texas Facilities Commission			
<b>Property Address</b>	4900 N. Lamar Blvd.			
<b>Total Square Feet</b>	259,974			
<b>Year Built</b>	1989			
<b>Air Conditioning Total Tonnage</b>	1,050 tons (one 150-ton and two 450-ton chillers)			
<b>Water Heater Type</b>	N/A – Central plant only			
<b>Energy Conservation Audit and Disclosure (ECAD) Status<sup>1</sup></b>	Exempt			
<b>Total Measure Costs</b>				
	\$777,011			
<b>Total Rebate – Not to Exceed</b>				
	\$113,798			
<b>% of Total Measure Costs</b>				
	14.65%			
<b>Note(s)</b>				
None				
<b>Project Annual Savings (Estimated)</b>				
<b>Kilowatt (kW)</b>	290.62			
<b>\$/kW</b>	\$392			
<b>Kilowatt-hours (kWh)</b>	978,070			
<b>Scope of Work</b>				
<b>Measure</b>	<b>Rebate Amount</b>	<b>kW Saved – Estimated</b>	<b>kWh Saved – Estimated</b>	<b>\$/kW</b>
LED Lighting Retrofit	\$ 103,240	260.604	899,106	\$396
Lighting Controls	\$ 3,933	15.996	54,747	\$246
Variable Frequency Drives <sup>2</sup>	\$ 6,625	14.02	24,217	\$473
<b>Measures Performed - Last 10 Years at this Property</b>		<b>Completion Date</b>	<b>Rebate Amount</b>	
Chiller		04/29/2016	\$22,402.80	
Variable Frequency Drive		04/29/2016	\$ 52.00	
Window		01/26/2012	\$ 9,980.75	
Lighting		06/30/2011	\$23,959.80	

<sup>1</sup> State and federal government buildings are exempt from the City's jurisdiction regarding ECAD requirements.

<sup>2</sup> Variable Frequency Drives (VFDs) adjust the speed of a pump or motor by varying its input frequency and voltage, thereby reducing its peak power when full speed is not required.

**RECOMMENDATION FOR COUNCIL ACTION****City Council Meeting Date**

September 28, 2017

**Posting Language**

Approve issuance of a rebate to Dillard's, Inc., for performing energy efficiency improvements at its retail facility located at 3211 Feathergrass Court, in an amount not to exceed \$79,992. (District 7)

**Lead Department**

Austin Energy

**Fiscal Note**

Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. A fiscal note is not required.

**Prior Council Action:****For More Information:**

Jeff Vice, Director, Local Government Relations (512) 322-6087; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.

**Council Committee, Boards and Commission Action:**

To be reviewed by the Electric Utility Commission on September 18, 2017 and by the Resource Management Commission on September 19, 2017.

**Additional Backup Information:**

Austin Energy requests authorization to issue a rebate to Dillard's, Inc., in an amount not to exceed \$79,992, for energy efficiency measures at its retail facility located at 3211 Feathergrass Court in The Domain, in Council District 7.

Dillard's at the Domain is a retail space covering approximately 235,000 square feet. This lighting retrofit project replaces over 7,000 lighting fixtures with LED lighting for a total project cost of \$356,643; the rebate will cover 22.43% of the total cost.

These improvements are in accordance with Austin Energy's Commercial Rebate Program guidelines and the Energy Conservation Audit and Disclosure (ECAD) Ordinance. The rebate program is one element of the comprehensive Austin Energy Resource, Generation and Climate Protection Plan to realize 1000 MW of energy efficiency and demand response by 2027. It is designed in part to reduce local air pollution through energy conservation, reduce peak demand, reduce the need to purchase additional generation and assist customers in reducing electric consumption.

The avoided kilowatt-hours (kWh) are estimated at 788,643 kWh per year and represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions: 422.1 metric tons of Carbon Dioxide (CO<sub>2</sub>), 0.187 metric tons of Nitrogen Oxides (NO<sub>X</sub>), and 0.437 metric tons of Sulfur Dioxide (SO<sub>2</sub>). The project savings is equivalent to an estimated 948,032 vehicle miles traveled, the removal of 81 cars from our roadways, or the planting of 10,848 trees or 542 acres of forest in Austin's parks.



## FACT SHEET: ENERGY EFFICIENCY REBATE (COMMERCIAL)

### Dillard's, Inc.

<b>Property Name</b>	Dillard's
<b>Customer Name</b>	Dillard's, Inc.
<b>Property Address</b>	3211 Feathergrass Ct in The Domain
<b>Total Square Feet</b>	234,626
<b>Year Built</b>	2009
<b>Energy Conservation Audit and Disclosure (ECAD) Status<sup>1</sup></b>	Compliant
<b>Total Measure Costs</b>	
	\$356,643
<b>Total Rebate – Not to Exceed</b>	
	\$79,992
<b>% of Total Measure Costs</b>	
	22.43%

**Note(s)**

**Estimated cost breakdown:**

Invoice Amount	Percent of Total Cost	
\$255,443	72%	Equipment
<u>\$101,200</u>	<u>28%</u>	Installation
\$356,643	100%	Total

As a retrofit, the percentage of 'Total Measure Costs' covered by the rebate is notably higher than in new construction. This is normal for lighting retrofits and delivers a lower incentive price per estimated kW savings. Approximately one-third of the 'Total Measure Cost' is for installation of lighting equipment, while the remaining two-thirds are for the cost of the equipment.

**Scope of Work**

This project consists of a LED lighting retrofit for an existing Dillard's retail store.

**Project Annual Savings (Estimated)**

<b>Kilowatt (kW)</b>	278.07
<b>\$/kW</b>	\$287.67
<b>Kilowatt-hours (kWh)</b>	788,643

**Scope of Work**

Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW
LED Lighting Retrofit	\$79,991.73	278.07	788,643	\$278.67

<sup>1</sup> Owner agrees to comply with TITLE 6. ENVIRONMENTAL CONTROL AND CONSERVATION. CHAPTER 6-7. ENERGY CONSERVATION code (ECAD Ordinance) prior to the issuance of the rebate payment.

**RECOMMENDATION FOR COUNCIL ACTION****City Council Meeting Date**

September 28, 2017

**Posting Language**

Approve issuance of a rebate to the Mary Lee Foundation, for performing energy efficiency improvements at its facilities located on Lamar Square Drive, in an amount not to exceed \$99,639. (District 5)

**Lead Department**

Austin Energy

**Fiscal Note**

Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. A fiscal note is not required.

**Prior Council Action:****For More Information:**

Jeff Vice, Director, Local Government Relations (512) 322-6087; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.

**Council Committee, Boards and Commission Action:**

To be reviewed by the Electric Utility Commission on September 18, 2017 and by the Resource Management Commission on September 19, 2017.

**Additional Backup Information:**

Austin Energy requests authorization to issue a rebate to the Mary Lee Foundation, in an amount not to exceed \$99,639, for energy efficient measures at its multi-family facilities located on Lamar Square Drive, in Council District 5.

The Mary Lee Foundation operates 14 affordable housing buildings with 217 rentable units which occupy a block of property on Lamar Square Drive known as "The Square." The Foundation serves low income and special needs tenants. The average rental cost for an efficiency unit is \$395, a one-bedroom unit is \$685, and a two-bedroom unit is \$795. This project utilizes multiple energy efficiency measures including: duct seal, solar screens, LED lighting, attic insulation, and water saving devices. The estimated total cost of these measures is \$99,639; the rebate will cover 100% of the total cost.

These improvements are in accordance with Austin Energy's Multifamily Weatherization Rebate Program guidelines and the Energy Conservation Audit and Disclosure (ECAD) Ordinance. This rebate program is one element of the comprehensive Austin Energy Resource, Generation and Climate Protection Plan to realize 1000 MW of energy efficiency and demand response by 2027. It is designed in part to reduce local air pollution through energy conservation, reduce peak demand, reduce the need to purchase additional generation and assist customers in reducing electric consumption.

The avoided kilowatt-hours (kWh) are estimated at 277,509 kWh per year and represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions: 148.5 metric tons of Carbon Dioxide (CO<sub>2</sub>), 0.066 metric tons of Nitrogen Oxides (NO<sub>x</sub>), and 0.167 metric tons of Sulfur Dioxide (SO<sub>2</sub>). The project savings is equivalent to an estimated 333,595 vehicle miles traveled, the removal of 28 cars from our roadways, or the planting of 3,817 trees or 191 acres of forest in Austin's parks.



## MULTIFAMILY REBATE FACT SHEET

### Mary Lee Foundation (Lamar Square)

<b>Community Name</b>	Mary Lee Foundation				
<b>Customer Name</b>	Mary Lee (Foundation, Community, Foundation, Inc., Flagship, Charles Place)				
<b>Property Addresses</b>	1312, 1316, 1318, 1322, 1324, 1326, 1327, 1328, 1332, 1334, 1336, 1338, 1339, 1345 and 1347 Lamar Square, Austin 78704				
<b>Year Built</b>	1968 – 2010				
<b>Average Rent per Floor Plan</b>	Efficiency \$395, 1 BR \$685, 2 BR \$795				
<b>Number of Rentable Units<sup>1</sup></b>	219				
<b>Housing Type<sup>2</sup></b>	Section 8, City of Austin Bonds, Austin Housing Finance Corp, HUD				
<b>Air Conditioner Tonnage</b>	2.4 tons on 142 units				
<b>Water Heater Type</b>	Gas (1 property electric)				
<b>On Repeat Offender List?</b>	No <sup>3</sup>				
<b>Electric Utilization Intensity for this property</b>	9.59 kWh/sq ft (average)				
<b>Average Electric Utilization Intensity for cohort<sup>4</sup></b>	8.58 kWh/sq ft (average)				
<b>Energy Conservation Audit and Disclosure (ECAD) status<sup>5</sup></b>	All properties either compliant or exempt				
<b>Total Measure Costs</b>					
	\$99,639				
<b>Total Rebate – Not to Exceed</b>					
	\$99,639				
<b>% of Total Measure Costs</b>					
	100%				
<b>Rebate per Unit</b>					
	\$454.97				
<b>Scope of Work<sup>6</sup></b>					
142 furr down duct seal configurations	1,532 LED lamps				
13,922 square feet of attic insulation	54 water saving devices				
13,526 square feet of solar screens					
<b>Project Annual Savings at 100% Occupancy</b>					
<b>Kilowatts (kW) Saved – Estimated</b>	170				
<b>Dollars per kW– Estimated</b>	\$586				
<b>Kilowatt-hours (kWh) Saved – Estimated</b>	277,509				
<b>Monthly Savings Per Customer - Estimated<sup>7</sup></b>					
<b>Dollar savings</b>	\$11.61				
<b>Scope of Work</b>					
<b>Measure</b>	<b>Rebate Amount</b>	<b>kW Saved – Estimated</b>	<b>kWh Saved – Estimated</b>	<b>\$/kW</b>	<b>Average annual dollar savings per customer</b>
Duct Seal	\$36,807	73.6	85,733	\$500	\$43.06
Solar Screens	\$41,069	67.1	100,724	\$612	\$50.59
LED Lighting	\$4,703	7.5	66,721	\$625	\$33.51
Water Saving Devices	\$329	0.7	7,068	\$500	\$3.55
Attic Insulation	\$16,731	21.1	17,263	\$792	\$8.67
<b>Measures Performed - Last 10 Years at this property</b>					
None	<b>Completion Date</b>	<b>Rebate Amount</b>			

<sup>1</sup> Energy Conservation Audit and Disclosure 2016 Energy Guide for Prospective residents lists the total number of units in the property; this may include units that are not rentable such as office spaces, model units, maintenance shops, etc.

<sup>2</sup> Per Mary Lee Foundation website

<sup>3</sup> <http://www.austintexas.gov/department/repeat-offender-program>

<sup>4</sup> Cohort Type is determined by the year the property is built and the heating type (either gas or electric).

<sup>5</sup> Owner agrees to comply with TITLE 6. ENVIRONMENTAL CONTROL AND CONSERVATION. CHAPTER 6-7. ENERGY CONSERVATION CODE prior to the issuance of the rebate check.

<sup>6</sup> Energy (kWh) and dollars (\$) saved per project varies by both the size of the project and the type of heating. Projects with electric heat generally have higher savings than projects with gas heat.

<sup>7</sup> Calculation based on 11 cents per kWh.

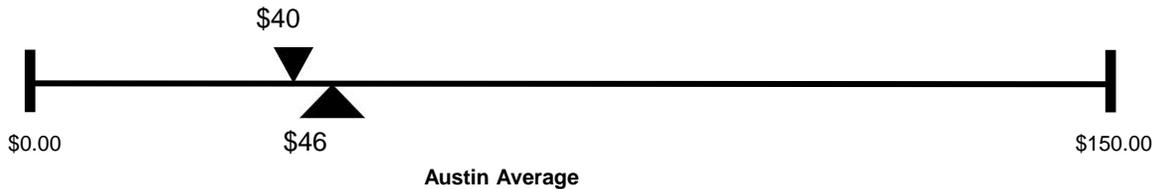


# Austin City Code Chapter 6-7, Energy Conservation

# ENERGY GUIDE FOR PROSPECTIVE TENANTS

# 2017

Estimated Monthly Electric Cost



### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- **Heating\Cooling:** Gas & Electric
- **Year Built:** Before 1985
- **Average apt size (sqft):** 649

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

### ESTIMATED MONTHLY ELECTRIC USE 398 kWh

For details, visit the web site  
[austinenergy.com/go/ECAD](http://austinenergy.com/go/ECAD),  
Call 482-5278 or see QR Code:



### YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

1312 Lamar Square Austin, TX 78704

STREET ADDRESS

#### ENERGY EFFICIENCY MEASURES EVALUATED

#### AUSTIN ENERGY RECOMMENDS (AVERAGED)

#### AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than 15%	5.2 %
Attic or Roof	Between R22-R30	R - 20
Solar Screens or Window Film	On all East, South, and West Windows	Complete

"Average" values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 1972 ENERGY UTILITIES: Gas and Electric ENERGY AUDIT CONDUCTED BY: 360 Energy Savers  
NUMBER OF UNITS: 22 DATE OF ENERGY AUDIT: 06/22/17 DATE OF DISCLOSURE NOTICE: 9/7/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Owner's Representative

\_\_\_\_\_  
Signature/Date

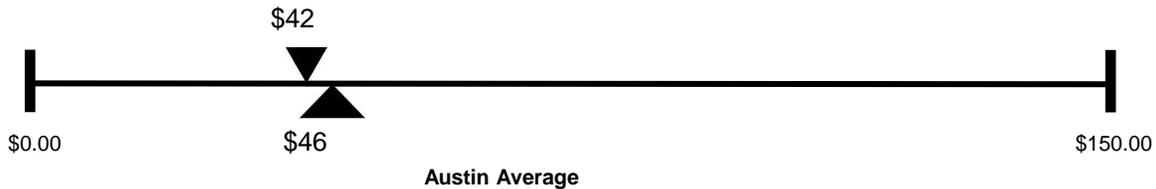


# Austin City Code Chapter 6-7, Energy Conservation

# ENERGY GUIDE FOR PROSPECTIVE TENANTS

# 2017

Estimated Monthly Electric Cost



### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- Heating\Cooling: **Gas & Electric**
- Year Built: **Before 1985**
- Average apt size (sqft): **609**

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

### ESTIMATED MONTHLY ELECTRIC USE **418** kWh

For details, visit the web site  
[austinenergy.com/go/ECAD](http://austinenergy.com/go/ECAD),  
Call 482-5278 or see QR Code:



### YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

**1316 LAMAR SQUARE DR Austin, TX 78704**

STREET ADDRESS

#### ENERGY EFFICIENCY MEASURES EVALUATED

#### AUSTIN ENERGY RECOMMENDS (AVERAGED)

#### AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than <u>15%</u>	9.3 %
Attic or Roof	Between R22-R30	R - 20
Solar Screens or Window Film	On all East, South, and West Windows	Complete

"Average" values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 1972 ENERGY UTILITIES: Gas and Electric ENERGY AUDIT CONDUCTED BY: 360 Energy Savers  
NUMBER OF UNITS: 11 DATE OF ENERGY AUDIT: 06/22/17 DATE OF DISCLOSURE NOTICE: 9/7/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Owner's Representative

\_\_\_\_\_  
Signature/Date

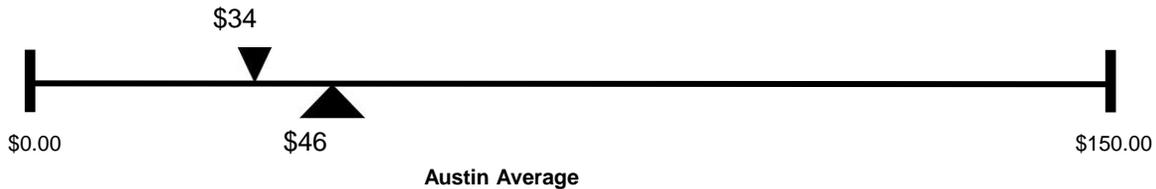


# Austin City Code Chapter 6-7, Energy Conservation

# ENERGY GUIDE FOR PROSPECTIVE TENANTS

# 2017

Estimated Monthly Electric Cost



### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- Heating\Cooling: **Gas & Electric**
- Year Built: **Before 1985**
- Average apt size (sqft): **701**

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

### ESTIMATED MONTHLY ELECTRIC USE 338 kWh

For details, visit the web site [austinenergy.com/go/ECAD](http://austinenergy.com/go/ECAD),  
Call 482-5278 or see QR Code:



### YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

1318 Lamar Square Dr Austin, TX 78704

STREET ADDRESS

#### ENERGY EFFICIENCY MEASURES EVALUATED

#### AUSTIN ENERGY RECOMMENDS (AVERAGED)

#### AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than 15%	5.2 %
Attic or Roof	Between R22-R30	R - 2
Solar Screens or Window Film	On all East, South, and West Windows	Complete

"Average" values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 1971 ENERGY UTILITIES: Gas and Electric ENERGY AUDIT CONDUCTED BY: 360 Energy Savers  
NUMBER OF UNITS: 22 DATE OF ENERGY AUDIT: 01/00/00 DATE OF DISCLOSURE NOTICE: 9/7/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

Signature/Date

Owner's Representative

Signature/Date

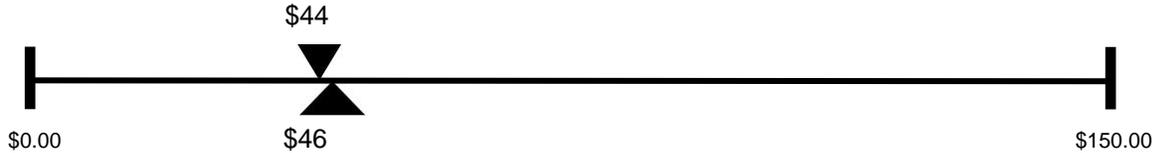


## Austin City Code Chapter 6-7, Energy Conservation

# ENERGY GUIDE FOR PROSPECTIVE TENANTS

# 2017

Estimated Monthly Electric Cost



### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- **Heating\Cooling:** Gas & Electric
- **Year Built:** Before 1985
- **Average apt size (sqft):** 392

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

### ESTIMATED MONTHLY ELECTRIC USE 438 kWh

For details, visit the web site  
[austinenergy.com/go/ECAD](http://austinenergy.com/go/ECAD),  
Call 482-5278 or see QR Code:



### YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

1322 & 1324 Lamar Square Dr Austin, TX 7870

STREET ADDRESS

#### ENERGY EFFICIENCY MEASURES EVALUATED

#### AUSTIN ENERGY RECOMMENDS (AVERAGED)

#### AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than 15%	7 %
Attic or Roof	Between R22-R30	R - 20
Solar Screens or Window Film	On all East, South, and West Windows	Complete

"Average" values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 1971 ENERGY UTILITIES: Gas and Electric ENERGY AUDIT CONDUCTED BY: 360 Energy Savers  
NUMBER OF UNITS: 30 DATE OF ENERGY AUDIT: 06/22/17 DATE OF DISCLOSURE NOTICE: 9/12/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

Signature/Date

Owner's Representative

Signature/Date

102138, 102139

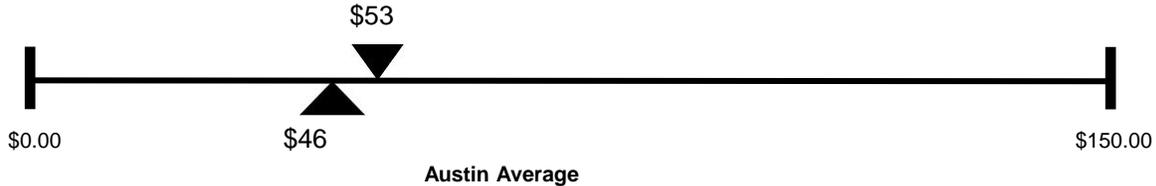


# Austin City Code Chapter 6-7, Energy Conservation

## ENERGY GUIDE FOR PROSPECTIVE TENANTS

# 2017

Estimated Monthly Electric Cost



### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- **Heating\Cooling:** Gas & Electric
- **Year Built:** Before 1985
- **Average apt size (sqft):** 832

### Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

### ESTIMATED MONTHLY ELECTRIC USE 534 kWh

For details, visit the web site [austinenergy.com/go/ECAD](http://austinenergy.com/go/ECAD),  
Call 482-5278 or see QR Code:



### YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

1326 LAMAR SQUARE DR Austin, TX 78704

STREET ADDRESS

#### ENERGY EFFICIENCY MEASURES EVALUATED

#### AUSTIN ENERGY RECOMMENDS (AVERAGED)

#### AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than 15%	5.9 %
Attic or Roof	Between R22-R30	R - 1
Solar Screens or Window Film	On all East, South, and West Windows	Complete

"Average" values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 1968 ENERGY UTILITIES: Gas and Electric ENERGY AUDIT CONDUCTED BY: 360 Energy Savers  
NUMBER OF UNITS: 8 DATE OF ENERGY AUDIT: 06/22/17 DATE OF DISCLOSURE NOTICE: 9/7/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Owner's Representative

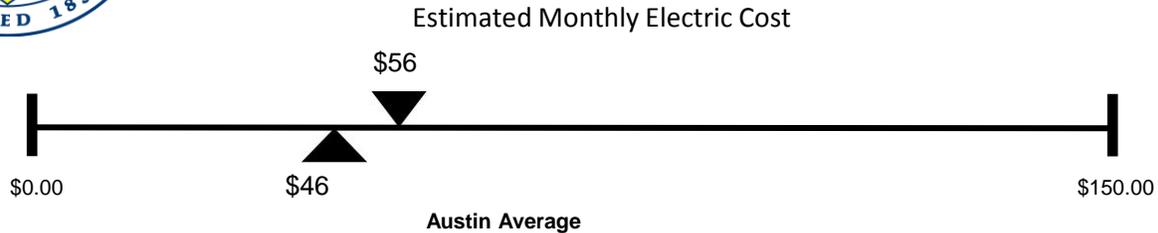
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Signature/Date



# Austin City Code Chapter 6-7, Energy Conservation

## ENERGY GUIDE FOR PROSPECTIVE TENANTS

# 2017



### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- **Heating\Cooling:** Gas & Electric
- **Year Built:** Before 1985
- **Average apt size (sqft):** 1096

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

### ESTIMATED MONTHLY ELECTRIC USE 564 kWh

For details, visit the web site  
[austinenergy.com/go/ECAD](http://austinenergy.com/go/ECAD),  
 Call 482-5278 or see QR Code:



### YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

1328 LAMAR SQUARE DR Austin, TX 78704

STREET ADDRESS

#### ENERGY EFFICIENCY MEASURES EVALUATED

#### AUSTIN ENERGY RECOMMENDS (AVERAGED)

#### AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than 15%	99 %
Attic or Roof	Between R22-R30	R - 1
Solar Screens or Window Film	On all East, South, and West Windows	Complete

*"Average" values are calculated from results obtained from multiple buildings and systems.*

CONSTRUCTION YEAR: 1969 ENERGY UTILITIES: Gas and Electric ENERGY AUDIT CONDUCTED BY: 360 Energy Savers  
 NUMBER OF UNITS: 8 DATE OF ENERGY AUDIT: 06/22/17 DATE OF DISCLOSURE NOTICE: 9/7/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Owner's Representative

\_\_\_\_\_  
Signature/Date

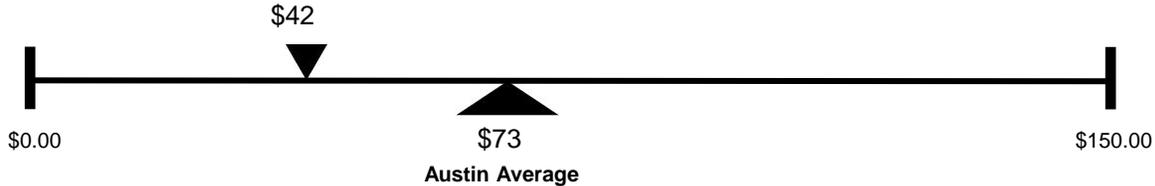


# Austin City Code Chapter 6-7, Energy Conservation

## ENERGY GUIDE FOR PROSPECTIVE TENANTS

# 2017

Estimated Monthly Electric Cost



### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- **Heating\Cooling:** All Electric
- **Year Built:** After 2001
- **Average apt size (sqft):** 430

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

### ESTIMATED MONTHLY ELECTRIC USE 418 kWh

For details, visit the web site  
[austinenergy.com/go/ECAD](http://austinenergy.com/go/ECAD),  
Call 482-5278 or see QR Code:



### YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

1332 LAMAR SQUARE DR Austin, TX 78704

STREET ADDRESS

#### ENERGY EFFICIENCY MEASURES EVALUATED

#### AUSTIN ENERGY RECOMMENDS (AVERAGED)

#### AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than _____	N/A
Attic or Roof	Between R22-R30	R - 1
Solar Screens or Window Film	On all East, South, and West Windows	

"Average" values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 2011 ENERGY UTILITIES: Electric ENERGY AUDIT CONDUCTED BY: 360 Energy Savers  
NUMBER OF UNITS: 64 DATE OF ENERGY AUDIT: 06/22/17 DATE OF DISCLOSURE NOTICE: 9/12/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Owner's Representative

\_\_\_\_\_  
Signature/Date

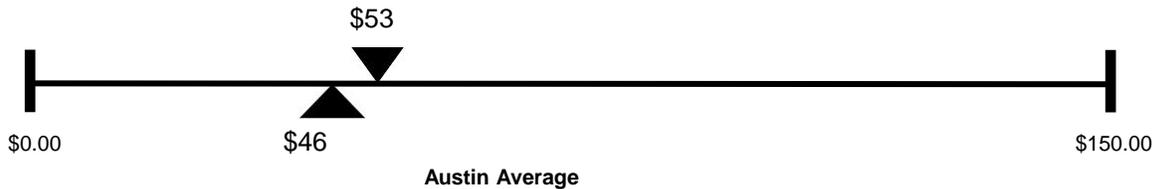


# Austin City Code Chapter 6-7, Energy Conservation

## ENERGY GUIDE FOR PROSPECTIVE TENANTS

# 2017

Estimated Monthly Electric Cost



### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- Heating\Cooling: **Gas & Electric**
- Year Built: **Before 1985**
- Average apt size (sqft): **752**

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

### ESTIMATED MONTHLY ELECTRIC USE 533 kWh

For details, visit the web site [austinenergy.com/go/ECAD](http://austinenergy.com/go/ECAD),  
Call 482-5278 or see QR Code:



### YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

1334 LAMAR SQUARE DR Austin, TX 78704

STREET ADDRESS

#### ENERGY EFFICIENCY MEASURES EVALUATED

#### AUSTIN ENERGY RECOMMENDS (AVERAGED)

#### AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than <u>15%</u>	6.6 %
Attic or Roof	Between R22-R30	R - 16
Solar Screens or Window Film	On all East, South, and West Windows	Complete

"Average" values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 1971 ENERGY UTILITIES: Gas and Electric ENERGY AUDIT CONDUCTED BY: 360 Energy Savers  
NUMBER OF UNITS: 10 DATE OF ENERGY AUDIT: 06/22/17 DATE OF DISCLOSURE NOTICE: 9/12/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Owner's Representative

\_\_\_\_\_  
Signature/Date

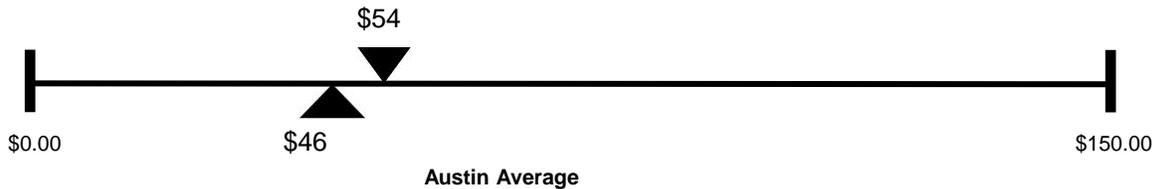


# Austin City Code Chapter 6-7, Energy Conservation

## ENERGY GUIDE FOR PROSPECTIVE TENANTS

# 2017

Estimated Monthly Electric Cost



### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- Heating\Cooling: **Gas & Electric**
- Year Built: **Before 1985**
- Average apt size (sqft): **719**

### Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

### ESTIMATED MONTHLY ELECTRIC USE 543 kWh

For details, visit the web site [austinenergy.com/go/ECAD](http://austinenergy.com/go/ECAD),  
Call 482-5278 or see QR Code:



### YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

1336 LAMAR SQUARE DR Austin, TX 78704

STREET ADDRESS

#### ENERGY EFFICIENCY MEASURES EVALUATED

#### AUSTIN ENERGY RECOMMENDS (AVERAGED)

#### AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than <u>15%</u>	6.8 %
Attic or Roof	Between R22-R30	R - 4
Solar Screens or Window Film	On all East, South, and West Windows	Complete

"Average" values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 1972 ENERGY UTILITIES: Gas and Electric ENERGY AUDIT CONDUCTED BY: 360 Energy Savers  
NUMBER OF UNITS: 8 DATE OF ENERGY AUDIT: 06/22/17 DATE OF DISCLOSURE NOTICE: 9/12/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Owner's Representative

\_\_\_\_\_  
Signature/Date

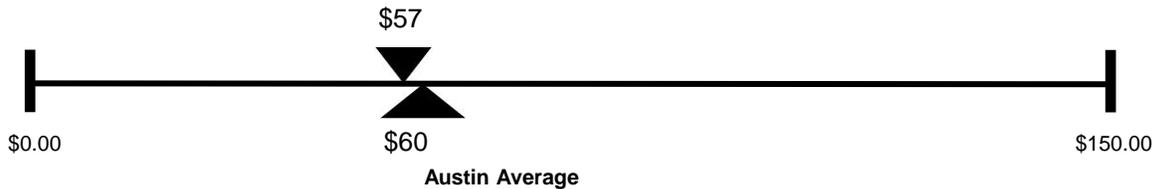


# Austin City Code Chapter 6-7, Energy Conservation

## ENERGY GUIDE FOR PROSPECTIVE TENANTS

# 2017

Estimated Monthly Electric Cost



### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- **Heating\Cooling:** All Electric
- **Year Built:** Before 1985
- **Average apt size (sqft):** 717

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

### ESTIMATED MONTHLY ELECTRIC USE 571 kWh

For details, visit the web site [austinenergy.com/go/ECAD](http://austinenergy.com/go/ECAD),  
Call 482-5278 or see QR Code:



### YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

1338 LAMAR SQUARE DR Austin, TX 78704

STREET ADDRESS

#### ENERGY EFFICIENCY MEASURES EVALUATED

#### AUSTIN ENERGY RECOMMENDS (AVERAGED)

#### AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than 15%	6.7 %
Attic or Roof	Between R22-R30	R - 18
Solar Screens or Window Film	On all East, South, and West Windows	Complete

"Average" values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 1973 ENERGY UTILITIES: Electric ENERGY AUDIT CONDUCTED BY: 360 Energy Savers  
NUMBER OF UNITS: 8 DATE OF ENERGY AUDIT: 06/22/17 DATE OF DISCLOSURE NOTICE: 9/12/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

Signature/Date

Owner's Representative

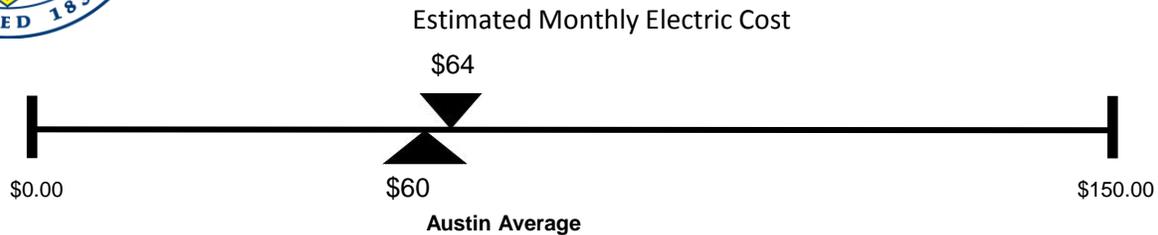
Signature/Date



# Austin City Code Chapter 6-7, Energy Conservation

## ENERGY GUIDE FOR PROSPECTIVE TENANTS

# 2016



### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- **Heating\Cooling:** All Electric
- **Year Built:** Before 1985
- **Average apt size (sqft):** 647

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

### ESTIMATED MONTHLY ELECTRIC USE 637 kWh

For details, visit the web site [austinenergy.com/go/ECAD](http://austinenergy.com/go/ECAD),  
Call 482-5278 or see QR Code:



### YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

1345 LAMAR SQUARE DR Austin, TX 78704

STREET ADDRESS

#### ENERGY EFFICIENCY MEASURES EVALUATED

#### AUSTIN ENERGY RECOMMENDS (AVERAGED)

#### AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than 15%	11.25 %
Attic or Roof	Between R22-R30	R - 16
Solar Screens or Window Film	On all East, South, and West Windows	

*"Average" values are calculated from results obtained from multiple buildings and systems.*

CONSTRUCTION YEAR: 1971 ENERGY UTILITIES: Electric ENERGY AUDIT CONDUCTED BY: 360 Energy Savers  
NUMBER OF UNITS: 8 DATE OF ENERGY AUDIT: 06/22/17 DATE OF DISCLOSURE NOTICE: 9/12/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Owner's Representative

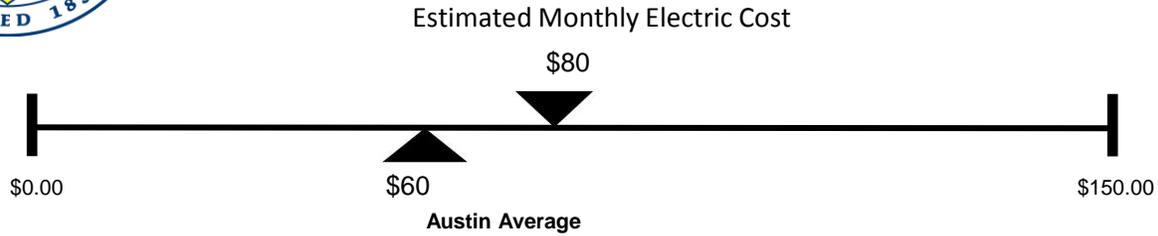
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Signature/Date



# Austin City Code Chapter 6-7, Energy Conservation

## ENERGY GUIDE FOR PROSPECTIVE TENANTS

# 2017



### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- **Heating\Cooling:** All Electric
- **Year Built:** Before 1985
- **Average apt size (sqft):** 1121

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

### ESTIMATED MONTHLY ELECTRIC USE 797 kWh

For details, visit the web site  
[austinenergy.com/go/ECAD](http://austinenergy.com/go/ECAD),  
 Call 482-5278 or see QR Code:



### YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

1347 LAMAR SQUARE DR Austin, TX 78704

STREET ADDRESS

#### ENERGY EFFICIENCY MEASURES EVALUATED

#### AUSTIN ENERGY RECOMMENDS (AVERAGED)

#### AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than _____	6.4 %
Attic or Roof	Between R22-R30	R - 16
Solar Screens or Window Film	On all East, South, and West Windows	

*"Average" values are calculated from results obtained from multiple buildings and systems.*

CONSTRUCTION YEAR: 1972 ENERGY UTILITIES: Electric ENERGY AUDIT CONDUCTED BY: 360 Energy Savers  
 NUMBER OF UNITS: 8 DATE OF ENERGY AUDIT: 06/22/17 DATE OF DISCLOSURE NOTICE: 9/12/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Owner's Representative

\_\_\_\_\_  
Signature/Date

**RECOMMENDATION FOR COUNCIL ACTION****City Council Meeting Date**

September 28, 2017

**Posting Language**

Approve issuance of a rebate to Round Rock ISD, for performing energy efficiency improvements at McNeil High School located at 5720 McNeil Drive, in an amount not to exceed \$70,265. (Outside the city limits of Austin)

**Lead Department**

Austin Energy

**Fiscal Note**

Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. A fiscal note is not required.

**Prior Council Action:****For More Information:**

Jeff Vice, Director, Local Government Relations (512) 322-6087; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.

**Council Committee, Boards and Commission Action:**

To be reviewed by the Electric Utility Commission on September 18, 2017 and by the Resource Management Commission on September 19, 2017.

**Additional Backup Information:**

Austin Energy requests authorization to issue a rebate to Round Rock ISD, in an amount not to exceed \$70,265 for energy efficiency measures at McNeil High School located at 5720 McNeil Drive. The property is outside the city limits of Austin, but within the Austin Energy service territory.

McNeil High School is a Round Rock ISD school serving 2,539 students. This project is an air conditioning retrofit including two water-cooled chillers, one cooling tower, and 12 variable frequency drives. The estimated total cost of these measures is \$896,830; the rebate will cover 7.83% of the total cost.

These improvements are in accordance with Austin Energy's Commercial Rebate Program guidelines. The rebate program is one element of the comprehensive Austin Energy Resource, Generation and Climate Protection Plan to realize 1000 MW of energy efficiency and demand response by 2027. It is designed in part to reduce local air pollution through energy conservation, reduce peak demand, reduce the need to purchase additional generation and assist customers in reducing electric consumption.

The avoided kilowatt-hours (kWh) are estimated at 510,961 kWh per year, and represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions: 273.5 metric tons of Carbon Dioxide (CO<sub>2</sub>), 0.121 metric tons of Nitrogen Oxides (NO<sub>X</sub>), and 0.307 metric tons of Sulfur Dioxide (SO<sub>2</sub>). The project savings is equivalent to an estimated 614,229 vehicle miles traveled, the removal of 52 cars from our roadways, or the planting of 7,028 trees or 351 acres of forest in Austin's parks.



## FACT SHEET: ENERGY EFFICIENCY REBATE (COMMERCIAL)

### McNeil High School

<b>Property Name</b>	McNeil High School																		
<b>Customer Name</b>	Round Rock ISD																		
<b>Property Address</b>	5720 McNeil Drive, Austin, Texas, 78729																		
<b>Total Square Feet</b>	234,626																		
<b>Year Built</b>	1988																		
<b>Energy Conservation Audit and Disclosure (ECAD) Status<sup>1</sup></b>	Exempt																		
<b>Total Measure Costs</b>																			
	\$896,830																		
<b>Total Rebate – Not to Exceed</b>																			
	\$70,265																		
<b>% of Total Measure Costs</b>																			
	7.83%																		
<b>Note(s)</b>																			
<p><b>Estimated cost breakdown:</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Total Measure Cost</th> <th style="text-align: left;">Percent of Total Cost</th> <th style="text-align: left;">Measure</th> </tr> </thead> <tbody> <tr> <td>\$450,000</td> <td>50%</td> <td>Water Cooled Chillers</td> </tr> <tr> <td>\$236,830</td> <td>26%</td> <td>Variable Frequency Drives</td> </tr> <tr> <td><u>\$210,000</u></td> <td><u>24%</u></td> <td>Cooling Tower</td> </tr> <tr> <td>\$896,830</td> <td>100%</td> <td></td> </tr> </tbody> </table> <p>Approximately \$450,000 of the \$896,830 'Total Measure Costs', or 50%, is for the Water Cooled Chillers measure. The Variable Frequency Drives are the next largest component at \$236,830, or 26%, and the Cooling Tower comprises the remainder at \$210,000, or 24% of the 'Total Measure Costs'.</p>					Total Measure Cost	Percent of Total Cost	Measure	\$450,000	50%	Water Cooled Chillers	\$236,830	26%	Variable Frequency Drives	<u>\$210,000</u>	<u>24%</u>	Cooling Tower	\$896,830	100%	
Total Measure Cost	Percent of Total Cost	Measure																	
\$450,000	50%	Water Cooled Chillers																	
\$236,830	26%	Variable Frequency Drives																	
<u>\$210,000</u>	<u>24%</u>	Cooling Tower																	
\$896,830	100%																		
<b>Scope of Work</b>																			
Air conditioning retrofit utilizing two water-cooled chillers, one cooling tower, and 12 variable frequency drives.																			
<b>Project Annual Savings (Estimated)</b>																			
<b>Kilowatts (kW)</b>	226.60																		
<b>\$/kW</b>	\$310.08																		
<b>Kilowatt-hours (kWh)</b>	510,961																		
<b>Scope of Work</b>																			
<b>Measure</b>	<b>Rebate Amount</b>	<b>kW Saved – Estimated</b>	<b>kWh Saved – Estimated</b>	<b>\$/kW</b>															
Water Cooled Chillers	\$31,500.00	84.70	178,461	\$371.90															
Cooling Tower	\$18,299.03	73.81	232,863	\$247.93															
Variable Frequency Drives <sup>2</sup>	\$20,464.05	68.09	99,637	\$300.53															

<sup>1</sup> State and federal government buildings are exempt from the City's jurisdiction regarding ECAD requirements.

<sup>2</sup> Variable Frequency Drives (VFDs) adjust the speed of a pump or motor by varying its input frequency and voltage, thereby reducing its peak power when full speed is not required.

**RECOMMENDATION FOR COUNCIL ACTION****City Council Meeting Date**

September 28, 2017

**Posting Language**

Approve issuance of a rebate to the Texas Facilities Commission, for performing energy efficiency improvements at the William P. Hobby Jr. Office Building located at 333 Guadalupe Street, in an amount not to exceed \$154,924 (District 9).

**Lead Department**

Austin Energy

**Fiscal Note**

Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. A fiscal note is not required.

**Prior Council Action:****For More Information:**

Jeff Vice, Director, Local Government Relations (512) 322-6087; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.

**Council Committee, Boards and Commission Action:**

To be reviewed by the Electric Utility Commission on September 18, 2017 and by the Resource Management Commission on September 19, 2017.

**Additional Backup Information:**

Austin Energy requests authorization to issue a rebate to the Texas Facilities Commission, in an amount not to exceed \$154,924, for energy efficiency measures at the William P. Hobby Jr. Office Building located at 333 Guadalupe Street, in Council District 9.

The energy efficiency measures at this property include: LED lighting retrofits, lighting controls, and variable frequency drives on pumps and fans. The estimated total cost of the measures is \$887,853. The rebate will cover 17.45% of the total cost.

The State's service contract, approved by City Council on December 8, 2016, provides for additional engineering and staff support from Austin Energy for the identification of actionable energy efficiency projects at State facilities that qualify under our incentive programs. Under that contract Austin Energy must identify at least \$300,000 in incentives each year.

These improvements are in accordance with Austin Energy's Commercial Rebate Program guidelines. The rebate program is one element of the comprehensive Austin Energy Resource, Generation and Climate Protection Plan to realize 1000 MW of energy efficiency and demand response by 2027. It is designed in part to reduce local air pollution through energy conservation, reduce peak demand, reduce the need to purchase additional generation and assist customers in reducing electric consumption.

The avoided kilowatt-hours (kWh) are estimated at 1,399,067 kWh per year, and represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions: 748.8 metric tons of Carbon Dioxide (CO<sub>2</sub>), 0.33 metric tons of Nitrogen Oxides (NO<sub>x</sub>), and 0.84 metric tons of Sulfur Dioxide (SO<sub>2</sub>). The project savings is equivalent to an estimated 1,681,826 vehicle miles

traveled, the removal of 144 cars from our roadways, or the planting of 19,244 trees or 962 acres of forest in Austin's parks.



## COMMERCIAL REBATE FACT SHEET

### William P. Hobby Jr. Office Building

<b>Property Name</b>	William P. Hobby Jr. Office Building			
<b>Customer Name</b>	Texas Facilities Commission			
<b>Property Address</b>	333 Guadalupe Street			
<b>Total Square Feet</b>	419,275			
<b>Year Built</b>	1986			
<b>Air Conditioning Total Tonnage</b>	Austin Energy chilled water			
<b>Water Heater Type</b>	N/A – Central plant only			
<b>Energy Conservation Audit and Disclosure (ECAD) Status<sup>1</sup></b>	Exempt			
<b>Total Measure Costs</b>				
	\$887,853			
<b>Total Rebate – Not to Exceed</b>				
	\$154,924			
<b>% of Total Measure Costs</b>				
	17.45%			
<b>Note(s)</b>				
<b>Project Annual Savings (Estimated)</b>				
<b>Kilowatt (kW)</b>	411.639			
<b>\$/kW</b>	\$376			
<b>Kilowatt-hours (kWh)</b>	1,399,067			
<b>Scope of Work</b>				
<b>Measure</b>	<b>Rebate Amount</b>	<b>kW Saved – Estimated</b>	<b>kWh Saved – Estimated</b>	<b>\$/kW</b>
LED Lighting Retrofit	\$ 138,323	353.543	1,280,907	\$391
Lighting Controls	\$ 3,861	15.702	53,743	\$246
Variable Frequency Drives <sup>2</sup>	\$ 12,740	42.394	64,417	\$301
<b>Measures Performed - Last 10 Years at this Property</b>		<b>Completion Date</b>	<b>Rebate Amount</b>	
None				

<sup>1</sup> State and federal government buildings are exempt from the City's jurisdiction regarding ECAD requirements.

<sup>2</sup> Variable Frequency Drives (VFDs) adjust the speed of a pump or motor by varying its input frequency and voltage, thereby reducing its peak power when full speed is not required.

**RECOMMENDATION FOR COUNCIL ACTION****City Council Meeting Date**

October 5, 2017

**Posting Language**

Approve issuance of a rebate to Bassham Properties, for performing energy efficiency improvements at The Villages of Bella Vista located at 8515 Brodie Lane, in an amount not to exceed \$139,615. (District 5)

**Lead Department**

Austin Energy

**Fiscal Note**

Funding is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. A fiscal note is not required.

**Prior Council Action:****For More Information:**

Jeff Vice, Director, Local Government Relations (512) 322-6087; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.

**Council Committee, Boards and Commission Action:**

To be reviewed by the Electric Utility Commission on September 18, 2017 and by the Resource Management Commission on September 19, 2017.

**Additional Backup Information:**

Austin Energy requests authorization to issue a rebate to Bassham Properties, in an amount not to exceed \$139,615, for energy efficiency measures at its multi-family housing facility, The Villages of Bella Vista, located at 8515 Brodie Lane, in Council District 5.

The property is comprised of 27 buildings and 402 apartment units, with a total of 399,588 square feet of conditioned space. The average rent for a one-bedroom unit is \$1,100, a two-bedroom unit is \$1,465, and a three-bedroom unit is \$1,817. The efficiency measures implemented at The Villages of Bella Vista include: duct sealing, solar screens, and water saving devices. The estimated total cost of the project is \$202,681; the rebate will cover 69% of the total cost.

These improvements are made in accordance with Austin Energy's Multifamily Rebate Program guidelines. The rebate program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to realize 1000 MW of energy efficiency and demand response by 2027. It is designed in part to reduce local air pollution through energy conservation, reduce peak demand, reduce the need to purchase additional generation, and assist customers in reducing electric consumption.

The avoided kilowatt-hours (kWh), estimated at 427,631 kWh per year, represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions annually: 228.9 metric tons of Carbon Dioxide (CO<sub>2</sub>), 0.102 metric tons of Nitrogen Oxides (NO<sub>X</sub>), and 0.257 metric tons of Sulfur Dioxide (SO<sub>2</sub>). The project savings is equivalent to an estimated 514,057 vehicle miles traveled, the removal of 44 cars from our roadways, or the planting of 5,882 trees or 294 acres of forest in Austin's parks.



## MULTIFAMILY REBATE FACT SHEET

### The Villages of Bella Vista

<b>Community Name</b>	The Villages of Bella Vista				
<b>Customer Name</b>	Bassham Trust				
<b>Property Address</b>	8515 Brodie Lane, Austin, 78745				
<b>Year Built</b>	2006				
<b>Average Rent per Floor Plan</b>	1br/1ba \$946-\$1,255; 2br/2ba \$1,269-\$1,662; 3br/2ba \$1,804-\$1,829				
<b>Number of Rentable Units<sup>1</sup></b>	402				
<b>Housing Type</b>	Market Rate				
<b>Air Conditioner Tonnage</b>	2.2 average tonnage				
<b>Water Heater Type</b>	Gas				
<b>On Repeat Offender List?<sup>2</sup></b>	No				
<b>Electric Utilization Intensity for this property</b>	7.33 kWh/sq ft				
<b>Average Electric Utilization Intensity for cohort<sup>3</sup></b>	8.29 kWh/sq ft for properties built after 2001 with gas heat				
<b>Energy Conservation Audit and Disclosure (ECAD) status<sup>4</sup></b>	Compliant				
<b>Total Measure Costs</b>					
	\$202,681				
<b>Total Rebate – Not to Exceed</b>					
	\$139,615				
<b>% of Total Measure Costs</b>					
	69%				
<b>Rebate per Unit</b>					
	\$347				
<b>Scope of Work</b>					
410 Up-flow down duct seal configurations; 26 Furr down duct seal configurations 34,870 sq ft of solar screens 1,416 water saving devices					
<b>Project Annual Savings at 100% Occupancy<sup>5</sup></b>					
<b>Kilowatts (kW) Saved – Estimated</b>	279.2				
<b>Dollars per kW– Estimated</b>	\$500				
<b>Kilowatt-hours (kWh) Saved – Estimated</b>	427,631				
<b>Monthly Savings Per Customer - Estimated<sup>6</sup></b>					
<b>Dollar savings</b>	\$9.75				
<b>Scope of Work</b>					
<b>Measure</b>	<b>Rebate Amount</b>	<b>kW Saved – Estimated</b>	<b>kWh Saved – Estimated</b>	<b>\$/kW</b>	<b>Average annual dollar savings per customer</b>
Duct Seal	\$79,397	190.6	181,871	\$416	\$46.95
Solar Screens	\$60,218	144.5	271,418	\$416	\$70.06
Water Saving Devices	\$0	0	0	\$0	\$0
<b>Measures Performed - Last 10 Years at this property</b>		<b>Date</b>	<b>Rebate Amount</b>		
None					

<sup>1</sup> Energy Conservation Audit and Disclosure 2016 Energy Guide for Prospective residents lists the total number of units in the property; this may include units that are not rentable such as office spaces, model units, maintenance shops, etc.

<sup>2</sup> <http://www.austintexas.gov/department/repeat-offender-program>

<sup>3</sup> Cohort Type is determined by the year the property is built and the heating type (either gas or electric).

<sup>4</sup> Owner agrees to comply with TITLE 6. ENVIRONMENTAL CONTROL AND CONSERVATION. CHAPTER 6-7. ENERGY CONSERVATION CODE prior to the issuance of the rebate check.

<sup>5</sup> Energy (kWh) and dollars (\$) saved per project varies by both the size of the project and the type of heating. Projects with electric heat generally have higher savings than projects with gas heat.

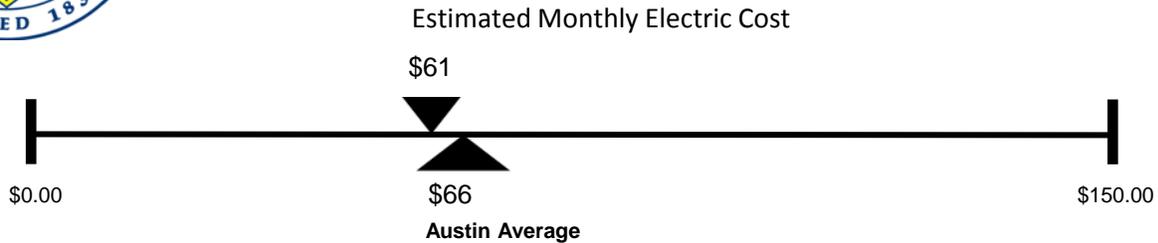
<sup>6</sup> Calculation based on 11 cents per kWh.



# Austin City Code Chapter 6-7, Energy Conservation

## ENERGY GUIDE FOR PROSPECTIVE TENANTS

# 2017



### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- Heating\Cooling: **Gas & Electric**
- Year Built: **After 2001**
- Average apt size (sqft): **994**

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

### ESTIMATED MONTHLY ELECTRIC USE **607** kWh

For details, visit the web site  
[austinenergy.com/go/ECAD](http://austinenergy.com/go/ECAD),  
Call 482-5278 or see QR Code:



### YOUR BILL

**Your actual bill will depend on many factors:**

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

8515 Brodie Ln Austin, TX 78745

STREET ADDRESS

#### ENERGY EFFICIENCY MEASURES EVALUATED

#### AUSTIN ENERGY RECOMMENDS (AVERAGED)

#### AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than <u>10%</u>	22 %
Attic or Roof	Between R22-R30	R - 24
Solar Screens or Window Film	On all East, South, and West Windows	Needed

*"Average" values are calculated from results obtained from multiple buildings and systems.*

CONSTRUCTION YEAR: 2005 ENERGY UTILITIES: Gas and Electric ENERGY AUDIT CONDUCTED BY: Austin Auditors  
NUMBER OF UNITS: 402 DATE OF ENERGY AUDIT: 04/27/16 DATE OF DISCLOSURE NOTICE: 9/7/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Owner's Representative

\_\_\_\_\_  
Signature/Date

**Council Meeting Date:**

October 5, 2017

**Posting Language**

Authorize award and execution of a contract with TSE International, Inc., to provide a drum type cable puller/tensioner, in an amount not to exceed \$131,256.

**Client Department(s)**

Austin Energy; Fleet Services

**Fiscal Note**

Funding is available in the Fiscal Year 2017-2018 Capital Budget of Austin Energy. A fiscal note is not required.

**Purchasing Language:**

The Purchasing Office issued an Invitation for Bids (IFB) ELL0042 for these goods. The solicitation issued on May 15, 2017 and it closed on June 6, 2017. Of the three offers received, the recommended contractor submitted the lowest responsive offer. A complete solicitation package, including a tabulation of bids received, is available for viewing on the City's Financial Services website, Austin Finance Online.

Link: [Solicitation Documents](#)

**For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or [AgendaOffice@austintexas.gov](mailto:AgendaOffice@austintexas.gov)

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Erika Larsen, at 512-974-3127 or [Erika.Larsen@austintexas.gov](mailto:Erika.Larsen@austintexas.gov)

**Council Committee, Boards and Commission Action:**

September 18, 2017 – To be reviewed by the Electric Utility Commission.

**MBE / WBE:**

This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established.

**Additional Backup Information:**

The contract is for the purchase of a replacement drum type cable puller/tensioner that will be utilized by Austin Energy to aid crews when installing and removing electrical conductors. The new puller will be utilized in the construction and maintenance of distribution lines, with occasional use on transmission infrastructure.

This puller has met the Fleet Officer's eligibility criteria for replacement. The Fleet Services center manager has inspected the puller to be replaced and determined that the mileage or hours of use of the puller proposed for replacement cannot be increased without risking a significant increase in repair costs and loss of productivity due to downtime. The puller currently in use has become operationally unreliable.

If a contract is not secured, completion of scheduled construction and maintenance projects will be delayed. Additionally, restoration of electrical services due to an unexpected event such as a weather related outage could also be affected.

**Council Meeting Date:**

October 5, 2017

**Posting Language**

Authorize award and execution of a contract with Sherman + Reilly Inc., to provide a trailer mounted underground cable puller, in an amount not to exceed \$126,841.

**Client Department(s)**

Austin Energy; Fleet Services

**Fiscal Note**

Funding is available in the Fiscal Year 2017-2018 Capital Budget of Austin Energy. A fiscal note is not required.

**Purchasing Language:**

The Purchasing Office issued an Invitation for Bids (IFB) ELL0045 for these goods. The solicitation issued on May 22, 2017 and it closed on June 13, 2017. Of the three offers received, the recommended contractor submitted the lowest responsive offer. A complete solicitation package, including a tabulation of bids received, is available for viewing on the City's Financial Services website, Austin Finance Online.

Link: [Solicitation Documents](#)

**For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or [AgendaOffice@austintexas.gov](mailto:AgendaOffice@austintexas.gov)

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Erika Larsen, at 512-974-3127 or [Erika.Larsen@austintexas.gov](mailto:Erika.Larsen@austintexas.gov)

**Council Committee, Boards and Commission Action:**

September 18, 2017 – To be reviewed by the Electric Utility Commission.

**MBE / WBE:**

This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established.

**Additional Backup Information:**

The contract is for the purchase of a replacement trailer mounted underground cable puller that will be utilized by Austin Energy to aid in the installation and maintenance of underground electrical conductors. The previous trailer was purchased in 1993.

This replacement equipment has met the Fleet Officer's eligibility criteria for replacement. The fleet service center managers have inspected the equipment to be replaced and determined that the mileage or hours of use of the equipment proposed for replacement cannot be increased without risking a significant increase in repair costs and loss of productivity due to downtime.

If a contract is not secured, it will directly affect Austin Energy's productivity and goals for the installation and maintenance of underground electrical conductors/cable.

**Council Meeting Date:**

October 5, 2017

**Posting Language**

Authorize award and execution of a multi-term contract with Elk Ridge Construction LLC, to provide grounds maintenance services for Austin Energy substations and other parcels, for up to five years for a total contract amount not to exceed \$496,450.

**Client Department(s)**

Austin Energy

**Fiscal Note**

Funding in the amount of \$99,290 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets. A fiscal note is not required.

**Purchasing Language:**

The Purchasing Office issued an Invitation for Bids (IFB) GGH0203 for these services. The solicitation issued on April 17, 2017 and it closed on May 23, 2017. Of the five offers received, the recommended contractor submitted the lowest responsive offer. A complete solicitation package, including a tabulation of the bids received, is available for viewing on the City's Financial Services website, Austin Finance Online. Link: [Solicitation Documents](#)

**Prior Council Action:****For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or [AgendaOffice@austintexas.gov](mailto:AgendaOffice@austintexas.gov)

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Gabriela Harthcock, at 512-322-6118 or [Gabriela.Harthcock@austinenergy.com](mailto:Gabriela.Harthcock@austinenergy.com)

**Council Committee, Boards and Commission Action:**

September 18, 2017 - To be reviewed by the Electric Utility Commission.

**MBE / WBE:**

This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established.

**Additional Backup Information:**

The contract will provide grounds maintenance services for 66 substations and other parcels owned by Austin Energy, including but not limited to commercial mowing, grounds maintenance and irrigation system services.

This contract's requirements creates a consistent standard for landscaping, ground maintenance and irrigation services to ensure appropriate landscaping and lawn care management. The contractor will be responsible for providing and maintaining all equipment necessary for proper maintenance at each location.

The City intends to reduce emissions by requiring the use of cleaner-burning, reduced-emissions powered equipment on contracts for these types of services. The staff from the Office of Sustainability provided guidelines for emissions reduction, which were included in this project. These guidelines include use of alternative fuels rather than gasoline powered equipment, and native plants and landscape materials.

This contract will replace the previous contract that expired December 2016; with an authorization of \$408,378 and a total expenditure of \$349,974. In the interim, Austin Energy established a short term contract to address their existing needs.

Without this contract Austin Energy will not be able to maintain the landscaping and grounds at the substations and other parcels owned by Austin Energy and this could result in safety and fire hazards, and City Code violations. Also we have a commitment to keep up the aesthetics of our facilities in commercial and residential areas.

<b>Elk Ridge Construction LLC</b>				
	<b>Contract Term</b>	<b>Contract Amount</b>	<b>Contract Amendment</b>	<b>Revised Amount</b>
Initial Term	1	\$ 99,290	n/a	n/a
Extension Option 1	1	\$ 99,290	n/a	n/a
Extension Option 2	1	\$ 99,290	n/a	n/a
Extension Option 3	1	\$ 99,290	n/a	n/a
Extension Option 4	1	\$ 99,290	n/a	n/a
<b>TOTAL</b>	<b>5</b>	<b>\$ 496,450</b>	<b>\$ -</b>	<b>\$ -</b>

**Council Meeting Date:**

October 5, 2017

**Posting Language**

Authorize negotiation and execution of three multi-term contracts with CLEAResult Consulting, Inc., Atlas Efficiency Solutions, LLC and French Ventures, LLC, or one of the other qualified offerors to Request For Proposals RMJ0311, to provide home energy performance assessments, each for up to five years, with total combined contract amounts not to exceed \$1,744,125; divided among the contractors.

**Client Department(s)**

Austin Energy

**Fiscal Note**

Funding in the amount of \$348,825 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining contract terms are contingent upon available funding in future budgets. A fiscal note is not required.

**Purchasing Language:**

The Purchasing Office issued a Request for Proposals (RFP) RMJ0311 for these services. The solicitation issued on April 14, 2017 and it closed on May 18, 2017. Of the four offers received, the three recommended contractors submitted the best evaluated responsive offers. A complete solicitation package, including a response list, is available for viewing on the City's Financial Services website, Austin Finance Online.

Link: [Solicitation Documents](#)

**For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or [AgendaOffice@austintexas.gov](mailto:AgendaOffice@austintexas.gov)

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Brett Hardy, at 512-322-6122 or [Brett.Hardy@austinenergy.com](mailto:Brett.Hardy@austinenergy.com)

**Council Committee, Boards and Commission Action:**

September 18, 2017 - To be reviewed by the Electric Utility Commission. September 19, 2017 – To be reviewed by the Resource Management Commission.

**MBE / WBE:**

This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this solicitation, there were an insufficient number of or no certified M/WBEs; therefore, no subcontracting goals were established.

**Additional Backup Information:**

These contracts will provide for customer energy performance assessments. These contracts will assist Austin Energy in providing classroom and field training, performing high level and, in some cases, comprehensive energy assessments, energy modeling, inspections and quality control services.

Homes and buildings may have performance problems ranging from inflated energy consumption to poor thermal comfort and indoor air quality issues. Austin Energy seeks to increase energy savings in existing residential homes, multifamily properties and small businesses.

These contracts will replace the contract that expired July 7, 2017. The total budget for the program is being increased with individual pricing per measure adjusted upward by 10% to account for market increases and anticipated expansion of the program. Quantities have also been adjusted to reflect historical usage as determined by demand in the population served and includes verification of Energy Conservation Audit and Disclosure (ECAD) Ordinance services. Budget forecasts were also based off of Fiscal Year 2016 expenditures, which more accurately reflect current and anticipated usage versus the annual expense average over the four years which is skewed down significantly due to a slow ramp up of the program during the first two years of the prior contract.

An evaluation team with expertise in energy efficiency, engineering and finance evaluated the offers and scored CLEAResult Consulting, Inc., Atlas Efficiency Solutions, LLC and French Ventures, LLC as the best to provide these services based on demonstrated applicable experience, project management structure, personnel qualifications, cost and local business presence.

This request allows for the development of a contract with a qualified offeror selected by Council. If the City is unsuccessful in negotiating a satisfactory contract with the selected offeror, negotiations will cease with that provider. Staff will return to Council so that another qualified offeror may be selected and contract negotiations may be authorized with a new provider.

<b>CLEAResult Consulting, Inc., Atlas Efficiency Solutions, LLC &amp; French Ventures, LLC</b>				
	<b>Contract Term</b>	<b>Contract Amount</b>	<b>Contract Amendment</b>	<b>Revised Amount</b>
Initial Term	1	\$ 348,825	n/a	n/a
Extension Option 1	1	\$ 348,825	n/a	n/a
Extension Option 2	1	\$ 348,825	n/a	n/a
Extension Option 3	1	\$ 348,825	n/a	n/a
Extension Option 4	1	\$ 348,825	n/a	n/a
<b>TOTAL</b>	<b>5</b>	<b>\$ 1,744,125</b>	<b>\$ -</b>	<b>\$ -</b>

**EVALUATION MATRIX**  
**Austin Energy Home Energy Services**  
**RFP RMJ0311**

Evaluation Factors	Points	CLEARresult	Atlas Efficiency	French Ventures	EcoScience
Cost Proposal	40	40.0	36.8	36.8	36.8
Demonstrated Applicable Experience	20	19.3	18.0	18.0	10.3
Personnel Qualifications	20	17.0	17.8	18.0	14.5
Project Management Structure	10	8.5	8.8	8.3	6.5
Local Business Presence	10	10.0	10.0	10.0	10.0
<b>Total</b>	<b>100</b>	<b>94.8</b>	<b>91.4</b>	<b>91.1</b>	<b>78.1</b>

NOTE: As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is awarded. Therefore, the matrix will include points awarded for price but exact pricing will not be disclosed.

**Council Meeting Date:**

October 5, 2017

**Posting Language**

Authorize negotiation and execution of a contract through the State of Texas Department of Information Resources cooperative purchasing program with SHI Government Solutions Inc., to provide Novell SUSE operating systems including maintenance and support, for a term of five years for a total contract amount not to exceed \$1,265,000.

**Client Department(s)**

Austin Energy

**Fiscal Note**

Funding in the amount of \$253,000 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets. A fiscal note is not required.

**Purchasing Language:**

Multiple vendors within this cooperative purchasing program were reviewed for these services. The Purchasing Office has determined this contractor best meets the needs of the department to provide the services required at the best value for the City.

**For More Information:**

Inquiries should be directed to the City Manger's Agenda Office, at 512-974-2991 or [AgendaOffice@austintexas.gov](mailto:AgendaOffice@austintexas.gov) or to the buyer, Gabriela Harthcock, at 512-322-6118 or [Gabriela.Harthcock@austinenergy.com](mailto:Gabriela.Harthcock@austinenergy.com)

**Council Committee, Boards and Commission Action:**

September 18, 2017 – To be reviewed by the Electric Utility Commission.

**MBE / WBE:**

This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established.

**Additional Backup Information:**

The contract is for the purchase of Novell SUSE products and services, including maintenance and support for Austin Energy. The contract will facilitate the upgrade, renewal and consolidation of Austin Energy's Novell SUSE portfolio.

Novell SUSE is an enterprise-class variant of Linux, which is an operating system. Austin Energy uses several versions, but the SUSE version is preferred and is very well supported with operating system updates and patches. There are 122 systems with this operating system in Austin Energy's VMWare landscape. Many of Austin Energy's critical infrastructure servers are running on SUSE-based virtual machines. For example, the Tivoli Access Manager (TAM) operates from a SUSE Virtual Machine. This system manages all access to Austin Energy's enterprise systems, both internal and external (customer-facing). A second example is the web servers for many critical applications including AE Call, Meter Data Management System, Customer Care and Billing, Maximo and finally the Tibco Enterprise Service Bus, a messaging service that connects many critical applications.

This contract is a consolidation of purchases of these products and services into a single contract. The requested authorization amount is based on forecasted needs; Austin Energy's historical spend for these products and services have averaged approximately \$253,000 per year. SHI Government Solutions Inc. is HUB certified by the State of Texas.

The State of Texas Department of Information Resources cooperative establishes competitively bid contracts that can be utilized by the State and other government agencies through a cooperative agreement. Cooperative agreements save taxpayer dollars by leveraging the State's volume-buying power to drive down costs on hundreds of contracts through a streamlined cooperative purchasing program.

**Council Meeting Date:**

October 5, 2017

**Posting Language**

Authorize award and execution of a multi-term contract with TBEA USA Company, to provide voltage transformers, for up to five years for a total contract amount not to exceed \$986,715.

**Client Department(s)**

Austin Energy

**Fiscal Note**

Funding in the amount of \$197,343 is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. Funding for the contract term is contingent upon available funding in future budgets. A fiscal note is not required.

**Purchasing Language:**

The Purchasing Office issued an Invitation for Bids (IFB) DNJ0138REBID2 for these goods. The solicitation issued on June 5, 2017 and it closed on June 20, 2017. Of the nine offers received, the recommended contractor submitted the lowest responsive offer. A complete solicitation package, including a tabulation of the bids received, is available for viewing on the City's Financial Services website, Austin Finance Online. Link: [Solicitation Documents](#)

**For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or [AgendaOffice@austintexas.gov](mailto:AgendaOffice@austintexas.gov)

NOTE: Respondents to this solicitation, and their representatives, shall continue to direct inquiries to the solicitation's Authorized Contact Person: Darralyn N. Johnson, at 512-505-7293 or [Darralyn.Johnson@austinenergy.com](mailto:Darralyn.Johnson@austinenergy.com)

**Council Committee, Boards and Commission Action:**

September 18, 2017 - To be reviewed by the Electric Utility Commission.

**MBE / WBE:**

This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established.

**Additional Backup Information:**

The contract will provide 145kV and 362kV voltage transformers to replace units that have reached their end-of-life or require upgrades, or for new installations. The voltage transformers will be used at various substations throughout the Austin Energy service area on an as-needed basis. Voltage transformers are vital electrical components in safely relaying electricity to customers and are used for revenue metering. The prior contract expired in May 2016 with an annual authorization of \$197,400 and an average annual spend of \$194,242. Prior to the expiration, Austin Energy ordered voltage transformers for critical projects and immediate maintenance needs. The need for 362kV voltage transformer is increasing due to aging equipment and projected growth. The requested authorization amount is based on maintenance needs, growth, and emergency preparedness for the next five years.

If the City is unable to secure a contract for these voltage transformers, a degradation of Austin Energy's ability to supply electricity to its customers could occur.

<b>TBEA USA Company</b>				
	<b>Contract Term</b>	<b>Contract Amount</b>	<b>Contract Amendment</b>	<b>Revised Amount</b>
Initial Term	1	\$ 197,343	n/a	n/a
Extension Option 1	1	\$ 197,343	n/a	n/a
Extension Option 2	1	\$ 197,343	n/a	n/a
Extension Option 3	1	\$ 197,343	n/a	n/a
Extension Option 4	1	\$ 197,343	n/a	n/a
<b>TOTAL</b>	<b>5</b>	<b>\$ 986,715</b>	<b>\$ -</b>	<b>\$ -</b>

**Council Meeting Date:**

October 12, 2017

**Posting Language**

Authorize award and execution of a construction contract with DYNA GRID CONSTRUCTION GROUP, LLC, for the Gilleland to Techridge Transmission Line (Circuit 1030) Foundation Installation Project, in the amount of \$909,508, plus a \$90,950.80 contingency, for a total contract amount not to exceed \$1,000,458.80. (District 7)

**Fiscal Note**

Funding is available in the Fiscal Year 2017-2018 Capital Budget of Austin Energy. A fiscal note is not required.

**Purchasing Language:**

Lowest responsive bid of seven bids received through a competitive Invitation for Bid solicitation.

**For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or [AgendaOffice@austintexas.gov](mailto:AgendaOffice@austintexas.gov).

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749 or Aiden Cohen, 512-974-1929.

**Council Committee, Boards and Commission Action:**

To be reviewed by the Electric Utility Commission on September 18, 2017.

**MBE / WBE:**

This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 1.0% MBE and 1.68% WBE participation.

**Additional Backup Information:**

This contract will provide for the installation of 55 foundations and associated work for the construction of a 6.3 mile, 138kV transmission line corridor, part of the 8-mile transmission line improvement project from the Gilleland Creek Substation to the Techridge Substation. The Gilleland to Techridge Transmission Line project is necessary to reduce the potential loading levels on the existing Dunlap to Techridge Transmission Line. The new transmission line has been endorsed by Electric Reliability Council of Texas as needed to support the reliability of the transmission system and for production cost savings as part of this transmission upgrade project.

This project will include the installation of 55 anchor bolt foundations, ranging from 4 feet to 8 feet in diameter. The contractor will provide the material and labor to mobilize, tie, form, pothole, case, slurry, drill, and install concrete piers per Austin Energy and national standards. The contractor will also be responsible for site preparation, stabilizing, excavation, dust control, sodding, reseeding, silt fencing, and site restoration, as needed, per Austin Energy specifications.

Required permits for the project have been obtained from the City of Austin, Travis County, Federal Aviation Administration, City of Pflugerville, and Texas Department of Transportation. Prior to mobilization, notice is provided to property owners where easements and/or Rights-of-Way will be

utilized.

Due to the potential for unknown soil conditions, a 10% contingency in funding has been included to allow for the expeditious processing of any change orders. A contingency is an additional amount of money added to the construction budget to cover any unforeseen construction costs associated with the project.

A delay in this critical system improvement could result in thermal overloading and tripping of several key transmission system elements causing cascading overloads, a risk of service interruptions, and/or outages, as well as subsequent scheduling and project cost increases.

The contract allows 150 working days for completion of this project. This project is located within zip code 78753 (District 7) as well as zip code 78660 which is outside the Austin city limits but within Austin Energy's service territory. The project will be managed by Austin Energy.

Information on this solicitation is available through the City's Austin Finance Online website. Link: [Solicitation Documents](#).

## M/WBE Summary

Public notice was given for this solicitation CLMC628 Gilleland to Techridge Circuit 1030 Foundation Installation, through the City's Vendor Connection web portal, which resulted in 865 contractors receiving notification and 68 contractors obtaining the bid documents. Seven bids were received and opened on June 29, 2017. Of the seven bids received one bid was from a MBE/WBE certified firm. Dyna Grid Construction Group, LLC submitted the lowest responsive bid of seven bids received:

Dyna Grid Construction Group, LLC, Lewisville, TX,	\$909,508.00
JRD, LLC Maslonka Powerline Services, Spokane, WA,	\$999,105.59
Bobcat Heavy Civil, LLC, Hewitt, TX,	\$1,220,000.00
MasTec North America, Inc., Austin TX	\$1,424,600.00
Muniz Concrete & Constructing, Inc., Austin, TX (MBE/MH)	\$1,716,000.00
DeNucci Constructors, LLC, Austin, TX	\$1,753,000.00
Michels Foundations, Montgomery, IL	Non-responsive

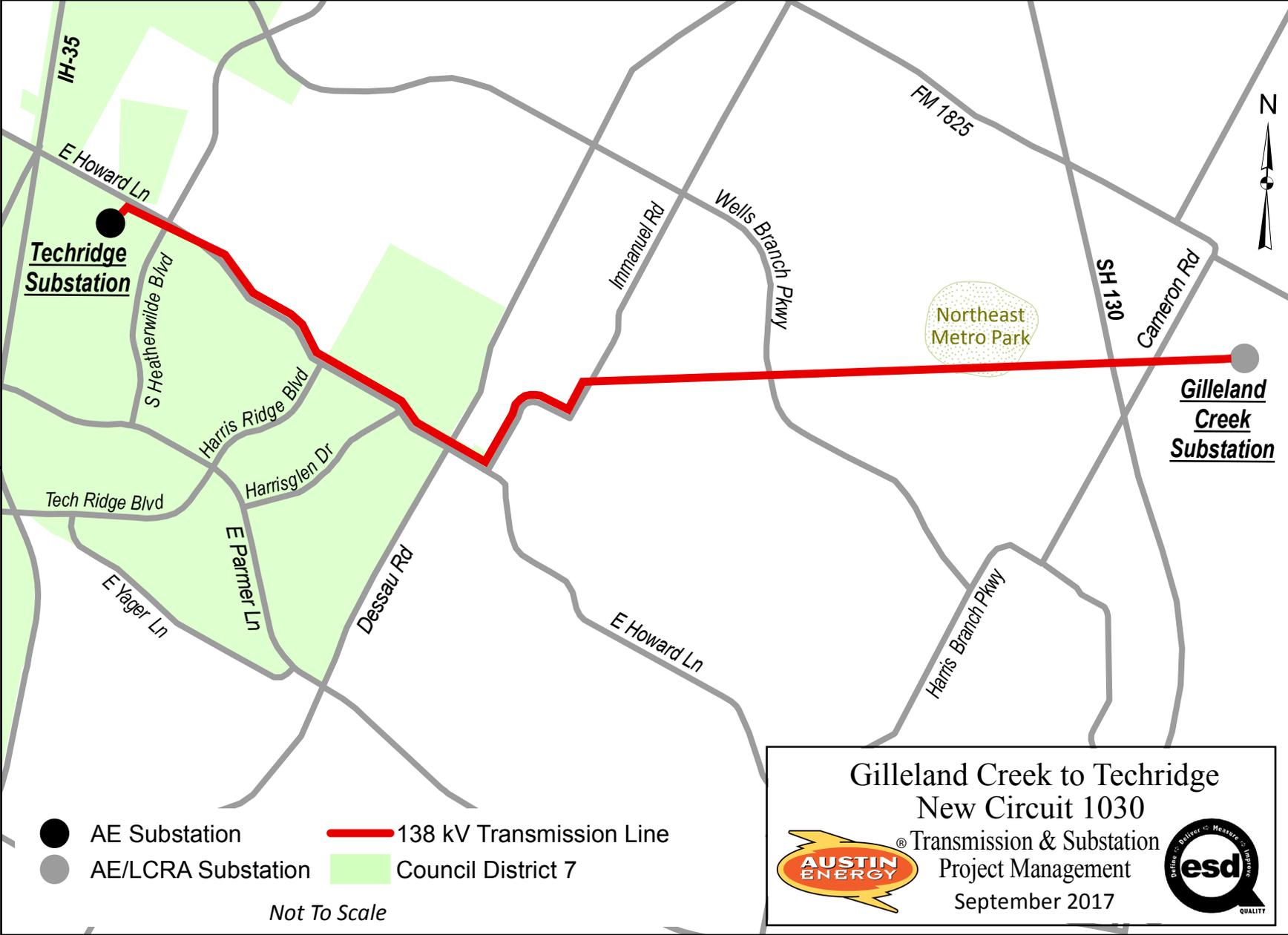
The contractor's choice of work methodology provides for seven areas of subcontracting opportunities which are listed below. Project specific subgoals stated in the solicitation were 1.58% African American; 1.99% Hispanic; 0.50% Native/Asian, 0.83% WBE. Total participation estimated on base bid amount of \$909,508:

<u>NON M/WBE TOTAL – PRIME</u>	\$850,720.36	93.54%
Dyna Grid Construction Group, LLC, Lewisville, TX	\$850,720.36	93.54%
<u>MBE TOTAL – SUBCONTRACTORS</u>	\$40,666.00	<b>4.47%</b>
<u>African American Subtotal</u>	\$16,058.08	1.77%
(MB) Ash-Nem Trucking, Austin, TX (Hauling)	\$16,058.08	1.77%
<u>Hispanic Subtotal</u>	\$18,157.92	1.99%
(MH) Environmental Safety Services, Austin, TX (Erosion Controls)	\$6,116.00	0.67%
(MH) Ruben P. Rocha, Austin, TX (Hauling)	\$12,041.92	1.32%
<u>Native/Asian Subtotal</u>	\$6,450.00	0.71%
(MA) Benqwest, Austin, TX (Diesel Fuel)	\$2,000.00	0.22%
(FA) Rama Tirumalachar, Austin, TX (Photography)	\$4,450.00	0.49%
<u>WBE TOTAL – SUBCONTRACTORS</u>	\$18,121.64	<b>1.99%</b>
(FW) GK Construction, Dripping Springs, TX (Fastening, Reinforcement)	\$9,592.00	1.05%
(FH) Central Texas Barricade, Bastrop, TX (Barricades, Traffic)	\$8,000.00	0.88%
(FW) Liquid Waste, Buda, TX (Maintenance/servicing portable toilets)	\$529.64	0.06%
<u>NON M/WBE TOTAL – SUBCONTRACTORS</u>	\$0.00	0.00%

The Contractor submitted a MBE/WBE Compliance Plan that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department. Second and third low bidder information is provided.

JRD, LLC Maslonka Powerline Services, Spokane, WA \$999,105.59  
97.32% NON M/WBE prime participation; 1.00% African American; 0.00% Hispanic; 0.00% Native/Asian; 1.68% WBE; 0.00% Non M/WBE subcontractor participation.

Bobcat Heavy Civil, LLC, Hewitt, TX \$1,220,000.00  
76.3% NON M/WBE prime participation; 2.3% African American; 5.1% Hispanic; 2.3% Native/Asian; % WBE; 14.0% Non M/WBE subcontractor participation.



**Techridge Substation**

**Gilleland Creek Substation**

Northeast Metro Park

- AE Substation
- AE/LCRA Substation
- 138 kV Transmission Line
- Council District 7

Not To Scale

**Gilleland Creek to Techridge**  
**New Circuit 1030**  
 Transmission & Substation  
 Project Management  
 September 2017